

ANGUS COUNCIL

MINUTE of MEETING of the **KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME (CARS) STEERING GROUP** held in the Upper Gallery, Gateway to the Glens Museum, 32 High Street, Kirriemuir on Tuesday 30 June 2015 at 9.15 am.

Present: Councillors IAIN GAUL, JEANETTE GAUL and RONNIE PROCTOR MBE.

Non Councillor Members of the Group: PAUL FRETWELL and CATHY STEPHENSON

Officers in Attendance: KIRSTY MACARI (Senior Planning Officer - Environment and Development Plan), KAREN WEST (CARS Project Officer), JUTTA SCHARNBERGER, Landscape Services Manager and KAREN MAILLIE (Committee Officer).

Also in Attendance: LAWRENCE BERTRAM and MARTIN BERTRAM (for Item 5 only).

1. CHAIR OF THE MEETING

In accordance with the constitution of the Steering Group, the chair rotating between elected members, Councillor Iain Gaul chaired the meeting.

2. APOLOGIES

An apology for absence was intimated on behalf of Derek Marshall (non Councillor member of the Group) and Jennifer Anderson, Communities Officer.

3. DECLARATIONS OF INTEREST

Councillor Ronnie Proctor and Paul Fretwell both declared an interest in item 6 as the proposed enhancements had been discussed at a meeting of the Kirriemuir Heritage Trust. They indicated that, as this had been a general discussion, they would take part in any discussion and voting.

4. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Steering Group of 26 May 2015 was submitted and approved as a correct record.

5. CARS PROJECT OFFICER'S REPORT

With reference to Article 7 of the minute of previous meeting, there was submitted a Report by the CARS Project Officer summarising progress in relation to the following priority projects and Small Grants Scheme – Grant Applications:-

- **Priority Projects**

- 1-7 Roods**

- The Project Officer advised the Steering Group that the grant works were continuing and that the CARS banner and Historic Scotland signboard had now been erected on the scaffolding. The first valuation of works completed had been carried out by the applicant's project managers. She indicated that the works had been completed satisfactorily to date and an interim payment was being processed. She further advised that the agent had highlighted that additional stonework repairs to the gable may be required. The Project Officer indicated that the project costs were currently under budget.

- Warehouse/Store, Ogilvy's Close**

- The Project Officer circulated drawings at the meeting. She indicated that planning and listed building consent applications (ref. 15/00535/LBC and 15/00533/FULL) had been registered for a change of use to residential and also alterations to the former hotel

building and the warehouse at the rear. Details of the proposed alterations were outlined in the Report.

She confirmed that an on-site meeting with the planning officer and agent had recently taken place. She advised that the development proposals were discussed in detail and that she had advised them in relation to the criteria of the grant funding and outlined the works which would be considered grant eligible. She further advised that Historic Scotland had also been consulted and had intimated that only repairs to the historic fabric elements would be entitled to grant assistance.

Following discussion, the Steering Group agreed:-

- (i) that there would be no grant assistance in relation to any new works undertaken in respect of the proposed alterations;
- (ii) that repointing of stonework and other grant eligible works would be considered for grant support; and
- (iii) that the Project Officer would inform the agent of the Steering Group's decision.

- **Small Grants Scheme – Grant Applications**

6-10 St Malcolm's Wynd

The Report indicated that the grant works had now been completed however eligible repairs had not been carried out to the original skylights. Modern style rooflights had been installed by the roofing contractor instead without any formal planning permissions. Enforcement action had been undertaken and the owners had stated that the roof lights would be removed and slated over. The Project Officer advised that the Enforcement Officer had received no further response from the owners to date. The cost of the repair works had been deducted from the final grant payment.

Five new grant applications for CARS funding under the Small Grants Scheme had been submitted for consideration by the Steering Group.

19 School Wynd, Kirriemuir

The description of the grant eligible work included the replacement of a modern styled uPVC entrance door with a more traditional timber panelled door, of similar appearance to those in the immediate vicinity.

The total amount of grant eligible works amounted to £1854.72, with a grant award at 85% giving a grant of £1576.51.

Following discussion, the Steering Group agreed to approve the grant application, based on the grant eligible works, subject to the condition as detailed in the Report.

1 St Colmes Close, Kirriemuir

The description of the grant eligible work included conservation repairs to the stonework and reinstatement of traditional cast iron guttering at the residential property.

The total amount of grant eligible works amounted to £11,370 with a grant award at 85% giving a grant of £9,665.

Following discussion, the Steering Group agreed to approve the grant application, based on the grant eligible works, subject to the condition as detailed in the Report.

22-24 High Street, Kirriemuir

With reference to Article 7 of the minute of meeting of 18 November 2014, the Project Officer advised that a second application to top up the original CARS grant award had been received.

The description of the grant eligible work included the upgrade to the appearance of the shop frontage including timber repairs to the existing fascia and entrance door, replacement leadwork above the signage and re-painting of the frontage.

The total amount of grant eligible works amounted to £7,082, and that the grant award at 85% amounted to £6,020 but given the £20,000 maximum grant, the additional grant award was limited to £4,568.

Following discussion, the Steering Group agreed to approve the grant application, based on the grant eligible works, subject to the condition as detailed in the Report.

42 Glengate, Kirriemuir

The description of the grant eligible work included repair and upgrade of 9no. sash windows on the front/public elevation, to replace existing uPVC front entrance door, the replacement of a uPVC downpipe and overhaul of the existing cast iron gutters on the front and north gable elevations.

The Project Officer advised that the property referred to as 42 Glengate was shown on OS maps as 44-46 Glengate. 42 Glengate is category C listed on Historic Scotland's Statutory List for Kirriemuir. However on further investigation, she confirmed that for the purposes of the grant application the building was not considered to be listed but the correct address would require to be further clarified from the Title Deeds for the purposes of the grant contract documentation.

The grant assessment highlighted that the applicant had only submitted two quotes for the grant eligible works and based on the information submitted with the application the Council's Quantity Surveyor recommended that any grant award be based on the eligible amount of £20,010.

The total amount of grant eligible works amounted to £20,010, the grant award at 85% giving a grant of £17,008.

Following discussion, the Steering Group agreed to approve the grant application, based on the grant eligible works, subject to the condition as detailed in the Report.

25 Marywell Brae, Kirriemuir

The description of the grant eligible work included re-pointing of the front elevation, other stonework repairs by indenting new stone, where necessary and rebuilding the brick chimney to match, joinery repairs and overhauling of the 2no. existing timber sash windows, a replacement timber entrance door with fielded panels and glazed upper lights, replacement lead flashing and cast iron rhones, hooks and brackets. An allowance had also been included for the replacement of cast iron vent grills and repainting works.

The total amount of grant eligible works amounted to £16,538, with a grant award at 85% giving a grant of £14,057.

Following discussion, the Steering Group agreed to approve the grant application, based on the grant eligible works, subject to the conditions as detailed in the Report.

6. KIRRIEMUIR SQUARE ENHANCEMENTS – PUBLIC REALM REFURBISHMENT

With reference to Article 6 of the minute of previous meeting, there was submitted a Report by the Senior Planning Officer (Environment and Development Plan) providing an update in relation to the Stone Carving Works.

The Report indicated that the project team had received quotes from the invited local contractor to undertake the carving of the 5no. granite slabs and for the provision of training however a meeting between the design team and officers from Planning had considered that the contractor's quotation did not represent best value.

Thereafter, two further stonemasons had been approached to provide costs for the proposed works. Both quotes had now been received and their past experience in granite carving was being explored and examples requested.

The Report also indicated that in respect of the engraving of the granite 'timeline' and crest, four stonemasons had been approached to provide quotes and to provide an indication of revised lead-in and production times to accommodate the request of the Group.

Three quotes had been received and the current lowest tendered quote for the revised project had given a total estimated figure of £100,000 including contingencies and design fees. Due to the more labour intense process involved in hand carving, the time required to engrave was almost double that of the machine alternative.

It was proposed that there be a revised on-site start date of 1 March 2016 with completion of the works in late April 2016.

The Senior Planning Officer (Environment and Development Plan) indicated that there was a risk that the costs might be higher than anticipated and that a contingency plan should be implemented which would permit the text within the 'timeline' to be hand carved and for the potential use of a machine to complete the thread and crest detail to ensure delivery of the project on time and within budget.

Following discussion and having also heard from the Landscape Services Manager who highlighted the difficulties faced in retrieving the appropriate wording for the timeline feature, the Steering Group agreed:-

- (i) to note the contents of the Report;
- (ii) to approve the revised on-site start date of 1 March 2016 with completion of the works in late April 2016;
- (iii) that the contingency plan to ensure deliver of the project on time and within budget would be implemented, if necessary; and
- (iv) to request the Landscape Services Manager to arrange a meeting with Sandra Affleck and the two named persons, as intimated at a previous meeting of the Group; to further discuss options for the appropriate wording for the timeline feature which should be a "Kirriemuir weavers song".

7. ANY OTHER BUSINESS

(i) Scottish Awards for Quality and Planning 2015

The Senior Planning Officer (Environment and Development Plan) advised that an application had been submitted to the Scottish Government in relation to the Scottish Awards for Quality in Planning 2015. The application submitted was in respect of partnership working for the regeneration and re-use of historic buildings to provide quality affordable homes in respect of the Glengate Hall and Chapelpark.

She indicated that 42 applications had been submitted and that Angus Council had been successfully shortlisted into the final 29 applications. She confirmed that she had been interviewed by the Scottish Government and that the Awards Ceremony would be taking place in November 2015.

(ii) Scottish Small Towns

The Senior Planning Officer (Environment and Development Plan) advised that a current campaign to encourage MSP's to visit and spend time in and connect with their local town was due to be launched. She indicated that Graeme Dey, MSP for Angus South, would be undertaking a visit to Kirriemuir and that the date of the visit still required to be confirmed.

8. DATE OF NEXT MEETING

The Steering Group noted that the next meeting would be held on Tuesday 18 August 2015 at 9.15 am in the Upper Gallery, Gateway to the Glens Museum, 32 High Street, Kirriemuir.